

**PRIME RETAIL AREA
A1 RETAIL UNIT**

TO LET



22B SHIP STREET

BRIGHTON BN1 1AD



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

The premises are located on Ship Street, one of Brighton's prime city centre retail locations.

Ship Street is a sought after location being a busy retail thoroughfare with nearby occupiers including Heals, The Ivy, Pro Cook, Fred Perry, Ragyard, Fat Face, Ted Baker, Ask Italian and Patty & Bun.

The property comprises a prominent ground floor retail unit and basement currently trading as England At Home.

Accommodation

Fascia frontage	16' 1	4.93 m
Max internal width	14' 6	4.47 m
Ground Floor Shop	638 ft ²	59.32 m ²
Basement	121 ft ²	11.3 m ²

services not tested
all measurements are approximate

Terms

The premises are **TO LET** on a new full repairing and insuring lease, for a term to be agreed.

Offers of rental are invited in the region of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

VAT is not chargeable on the terms quoted.

Rateable Value £24,000

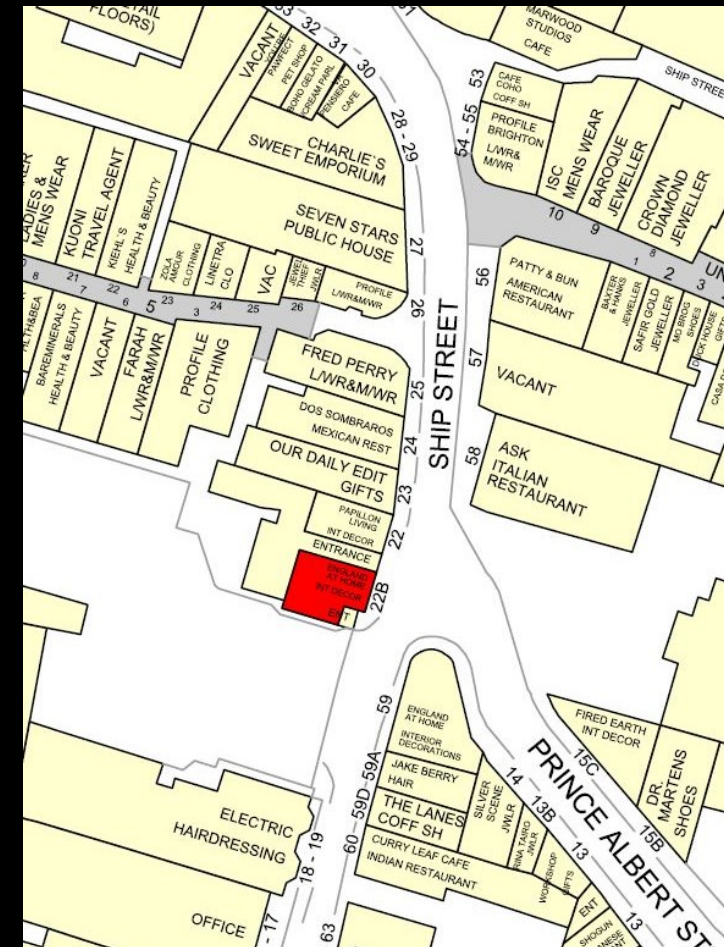
EPC   This is how energy efficient the building is.

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



**01273
321123**

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